

# Inglewood and Nevarez

City of El Paso — Plan Commission — 12/06/2018

**PZRZ18-00041 Rezoning – Inglewood Properties, LLC**



**STAFF CONTACT:** Karina Brascalla, (915) 212-1604, BrascallaKX@elpasotexas.gov

**OWNER:** Inglewood Properties, LLC

**REPRESENTATIVE:** H2O-Terra and Ray Mancera

**LOCATION:** Northeast Corner of Inglewood and Nevarez, District 6

**LEGAL DESCRIPTION:** Tract 19B, Block 2, Ysleta Grant, City of El Paso, El Paso County, Texas

**EXISTING ZONING:** R-F (Ranch-Farm)

**REQUEST:** To rezone from R-F (Ranch-Farm) to C-4 (Commercial)

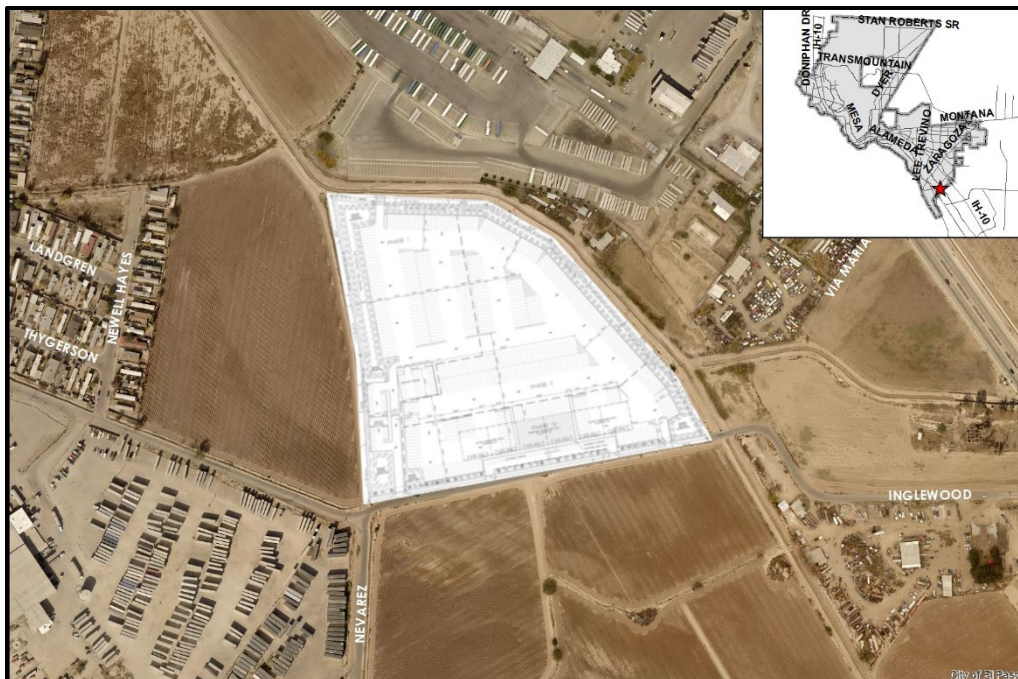
**RELATED APPLICATIONS:** PLCP18-00004

**PUBLIC INPUT** 1 phone call in opposition; Notices sent to property owners within 300 feet on November 20, 2018 (See Attachment #5)

**STAFF RECOMMENDATION:** PENDING

**SUMMARY OF REQUEST:** The applicant requests to rezone the subject property from R-F (Ranch-Farm) to C-4 (Commercial) to allow a proposed office warehouse and heavy truck facility.

**SUMMARY OF RECOMMENDATION:** The Planning Division recommendation is **PENDING** for the rezoning of the property from R-F (Ranch-Farm) to C-4 (Commercial).



## DESCRIPTION OF REQUEST

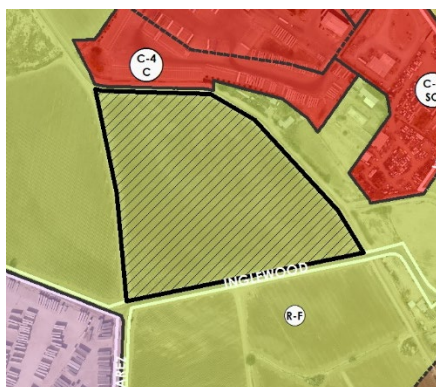
The property owner is requesting a rezoning from R-F (Ranch-Farm) to C-4 (Commercial) to accommodate a proposed warehouse and heavy truck facility. The current use of the property is irrigated cropland. The Conceptual Site Plan shows three 20,000 square foot warehouses, to be built in phases, totaling 60,000 square feet, and 531 heavy truck spaces.

The proposed development meets all applicable density and dimensional standards for the C-4 district. The development requires a minimum of 21 parking spaces and a maximum of 27 parking spaces. The applicant is providing 94 parking spaces, which is 67 spaces over the maximum allowed. The applicant will providing one additional tree to the landscaping requirement for every five spaces over the maximum for a total of 13 trees. Access to the subject property is proposed from Inglewood Drive. A Traffic Impact Analysis (TIA) is required and has been provided. The Streets and Maintenance Department concurs with the proposed mitigations.

## REZONING POLICY

POLICY	DOES IT COMPLY?
<b><u>Compatibility</u></b> Proposed zone change matches existing land use map or matches existing land use designation within 300 ft. of the subject property.	The majority of properties adjacent to the subject property are zoned R-F (Ranch-Farm). There are nearby properties zoned C-4/C and M-2/SC.
<b><u>Plan El Paso</u></b> Proposed development is in a preferred location for higher density development and redevelopment. (i.e. Property is designated G-1, G-2, or G-7)	The property is currently designated O-3, Agriculture.

**NEIGHBORHOOD CHARACTER AND COMPATIBILITY:** The subject property is located in the Mission Valley Plan Area. It has not been platted. The site is currently zoned R-F and is currently vacant. Adjacent properties are zoned R-F and contain agricultural land uses. There is a property to the north, across a drainage lateral, zoned C-4/C which contains a trucking facility. The nearest park is Feather Lake (7,733 feet). The nearest school is Hueco Elementary (5,603 feet).



**COMPLIANCE WITH PLAN EL PASO:** The purpose of the application is to introduce a proposed office warehouse and heavy truck facility within an O-3, Agriculture land use designation. The applicant has requested a Comprehensive Plan Amendment to modify the Future Land Use designation to G-7, Industrial.



### RELATION OF PROPOSED CHANGE TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO	DOES IT COMPLY?
<p><b><u>O-3, Agriculture</u></b></p> <p>This open-space sector applies to active farmland in the Rio Grande Valley. Changes to City codes and policies may limit plat and utility approvals beyond the City limits in a coordinated effort to protect significant portions of farmland.</p>	<p>The proposed development lies within a pocket of farmland and low-density residential. The lot lies within the Lower Valley Planning Area of Plan El Paso.</p>
ZONING DISTRICT	DOES IT COMPLY?
<p><b><u>C-4 (Regional Commercial)</u></b></p> <p>The purpose of these districts is to provide for locations for the most intensive commercial uses intended to serve the entire city. It is intended that the district regulations permit heavy commercial uses characterized by automotive and light warehousing. The regulations of the districts are intended to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities. Within the central business district, more intensive commercial uses are allowed, the predominant of which are retail trade and service uses, providing less restrictive height and area regulations.</p>	<p>The proposed office warehouse and heavy truck facility is permitted in the C-4 district.</p>
POLICY	DOES IT COMPLY?
<p><b><u>Policy 1.5.2:</u></b></p> <p>This plan discourages urban development of irrigated farmland along the Rio Grande, which is designated in the O-3 "Agriculture" open-space sector.</p>	<p>Plan El Paso recommends that agricultural land should be retained as agricultural land or be developed with a percentage of land reserved for small-scale farming.</p>

**SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING:** The subject property is 19.85 acres in size. The proposed office warehouse and heavy truck facility is not a permitted use in the R-F (Ranch-Farm) district.

**SUITABILITY OF SITE FOR USES UNDER PROPOSED ZONING:** The proposed office warehouse and heavy truck facility are permitted under the proposed C-4 (Commercial) zoning. The Planning Division's recommendation is PENDING.

**CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE:** The intent of the Zoning Ordinance is to protect the public health, safety, and general welfare; to regulate the use of land and buildings within zoning districts to ensure compatibility; and to protect property values. The intent of the C-4 (Commercial) zoning district is to provide for locations for the most intensive commercial uses intended to serve the entire city. District regulations permit heavy commercial uses characterized by automotive and light warehousing. The regulations of the districts are intended to provide a transition from general business areas to industrial and manufacturing uses, and to accommodate major locations of commerce, service and employment activities.

**ADEQUACY OF PUBLIC FACILITIES AND SERVICES:** The subject property will need to be platted. EPWater records indicate no existing water mains along Inglewood Drive between Nevarez Road and the Juan De Herrera Main Lateral fronting of the subject property. Along Nevarez Road south of Inglewood Drive, there is an existing 8-inch diameter water main. This main is available for water main extensions.

The existing sanitary sewer mains are not available for individual service connections. No direct services connections are allowed to the mains as per the El Paso Water – Public Services Board Rules & Regulations.

The applicant will need to coordinate with the El Paso County Water Improvement District #1.

**EFFECT UPON THE NATURAL ENVIRONMENT:** Subject property does not involve greenfield/ environmentally sensitive land or arroyo disturbance.

**COMMENT FROM THE PUBLIC:** The subject property falls within the boundary of the Mission Valley Civic association. It was contacted as required by 20.04.520. Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on November 20, 2018. Planning Division has received one phone call in opposition to the rezoning request. No written comments received.

**ATTACHMENTS:**

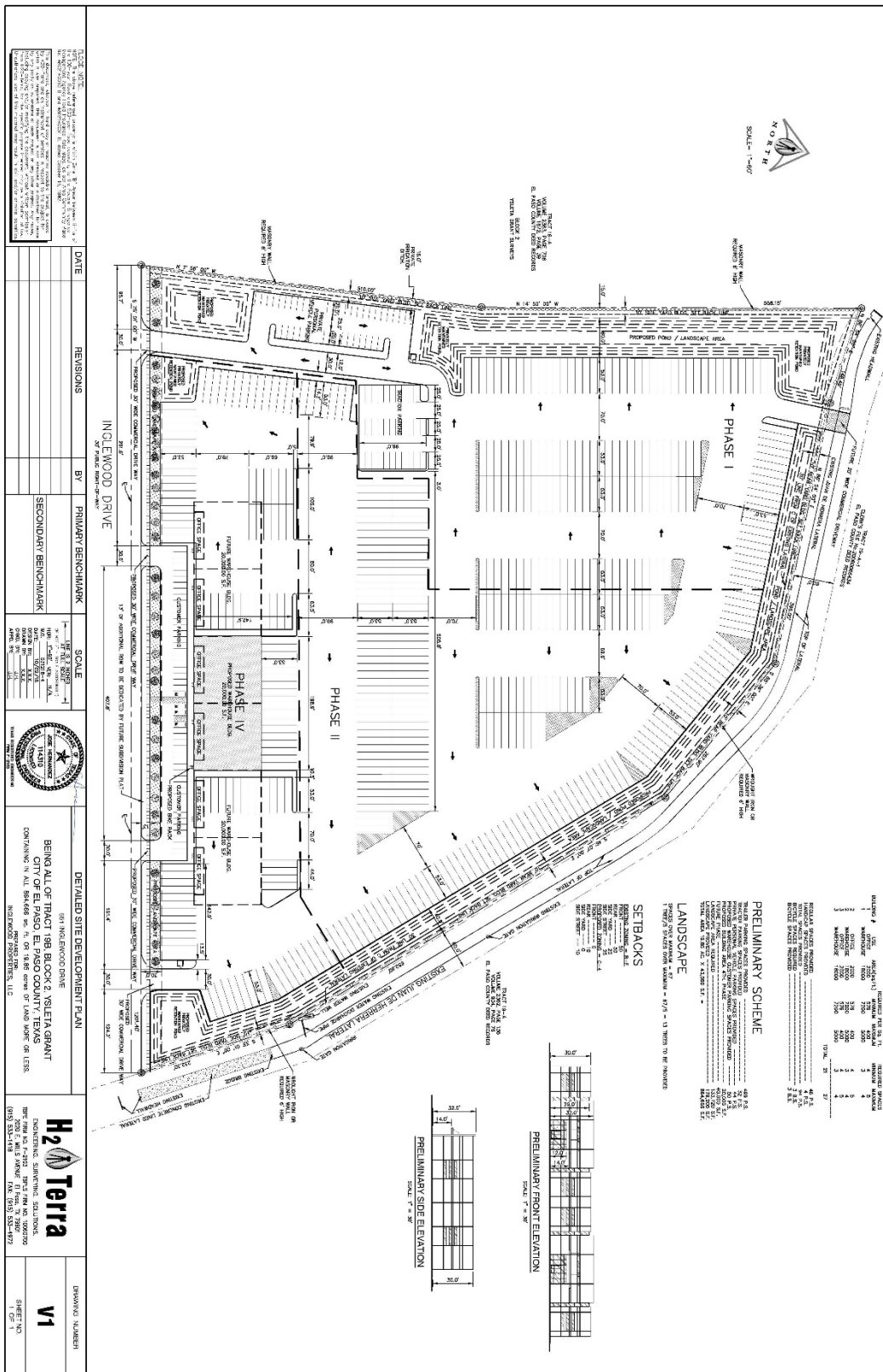
1. Conceptual Site Plan
2. Zoning Map
3. Future Land Use Map
4. Department Comments
5. Neighborhood Notification Boundary Map



# **ATTACHMENT 1**

## Conceptual Site Plan

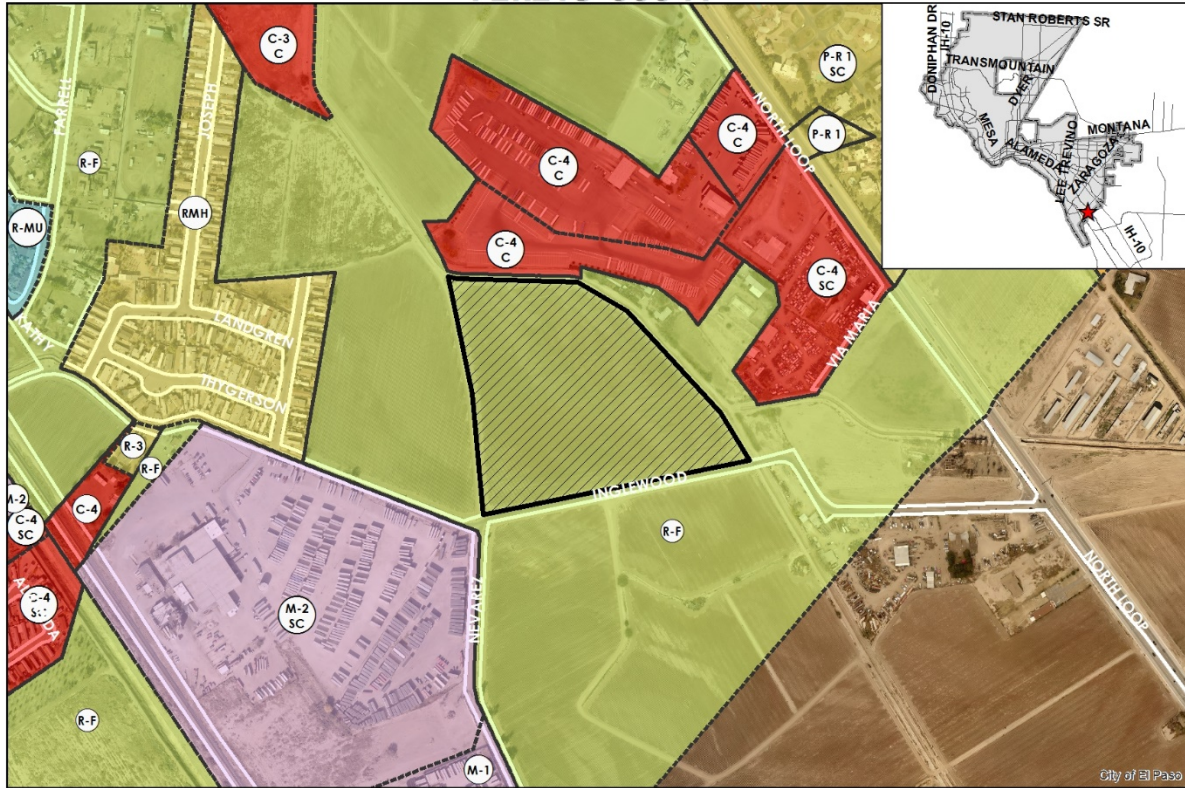
Z:\Clients\Transborder, LLC\031218-4 Inglewood Prop Rezoning\05-CADD\04 - Detailed Site Plan\031218-4 INGLEWOOD 09-25-18.DWG 10/23/18 11:34AM



# ATTACHMENT 2

## Zoning Map

PZRZ18-00041



This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



Subject Property

0 225 450 900 1,350 1,800 Feet





# ATTACHMENT 3


## Future Land Use Map

PZRZ18-00041



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 Subject Property

0 225 450 900 1,350 1,800 Feet



# **ATTACHMENT 4**

## **Department Comments**

### **Planning and Inspections Department – Planning**

The Planning division recommendation is PENDING.

### **Planning and Inspections Department – Land Development**

1. Coordinate and obtain approval from Water Improvement District #1 for proposed development within and abutting irrigation ditches.
2. No other objections regarding rezoning.

### **Sun Metro**

No comments received.

### **Texas Department of Transportation**

No comment. Property is not abutting TxDOT Right of Way.

### **Streets and Maintenance Department**

We have reviewed the Inglewood TIA and we agree with the report's findings. We will not be pursuing mitigation considering TxDOT's proposed Loop 375 improvement projects mentioned within the report.

### **Fire Department**

Recommend approval.

### **Police Department**

No comments received.

### **Ysleta Independent School District**

1. The roadway size for access to this site, it's not big enough for the traveling of trailers going for repairs.
2. The road way is not build to support the weight of trailers.
3. What safety precautions will be in place to safe guard the school nearby?

### **El Paso Water Utilities – PSB**

We have reviewed the request described above and provide the following comments:  
EPWater does not object to this request.

### **Water**

Water service is critical. EPWater records indicate no existing water mains along Inglewood Drive between Nevarez Road and the Juan De Herrera Main Lateral fronting of the subject property.

Along Nevarez Road south of Inglewood Drive, there is an existing 8-inch diameter water main. This main is available for water main extensions.

### **Sanitary Sewer**

Along Inglewood Drive between Nevarez Road and the Juan De Herrera Main Lateral fronting of the subject property there is an existing 48-inch diameter sanitary sewer interceptor. This interceptor is not available for individual service connections. No direct services connections are allowed to this main as per the El Paso Water – Public Services Board Rules & Regulations.

Immediately north and parallel to Inglewood Drive between Nevarez and the Juan De Herrera Main Lateral there is an existing 60-inch diameter sanitary sewer interceptor located within an easement. This main is not available for service connections. No direct service connections are allowed to this main as per the El Paso Water – Public Service Board Rules & Regulations.



**General**

Water and sanitary sewer main extensions are required to serve the subject property. Water mains are to be extended to create a looped system. Depending on land use or layout, water and sanitary sewer improvements will be required.

During the site improvement work, the Owner/Developer shall safeguard all existing water mains, sewer mains, and appurtenant structures. The Owner/Developer shall minimize changes in grade above or near the vicinity of the existing PSB facilities and is responsible for the cost of setting appurtenant structures to final grade.

EPWater requires a new service application for additional services to the subject property. New service applications are available at 1154 Hawkins, 3rd Floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

**El Paso Water Utilities – Stormwater Engineering**

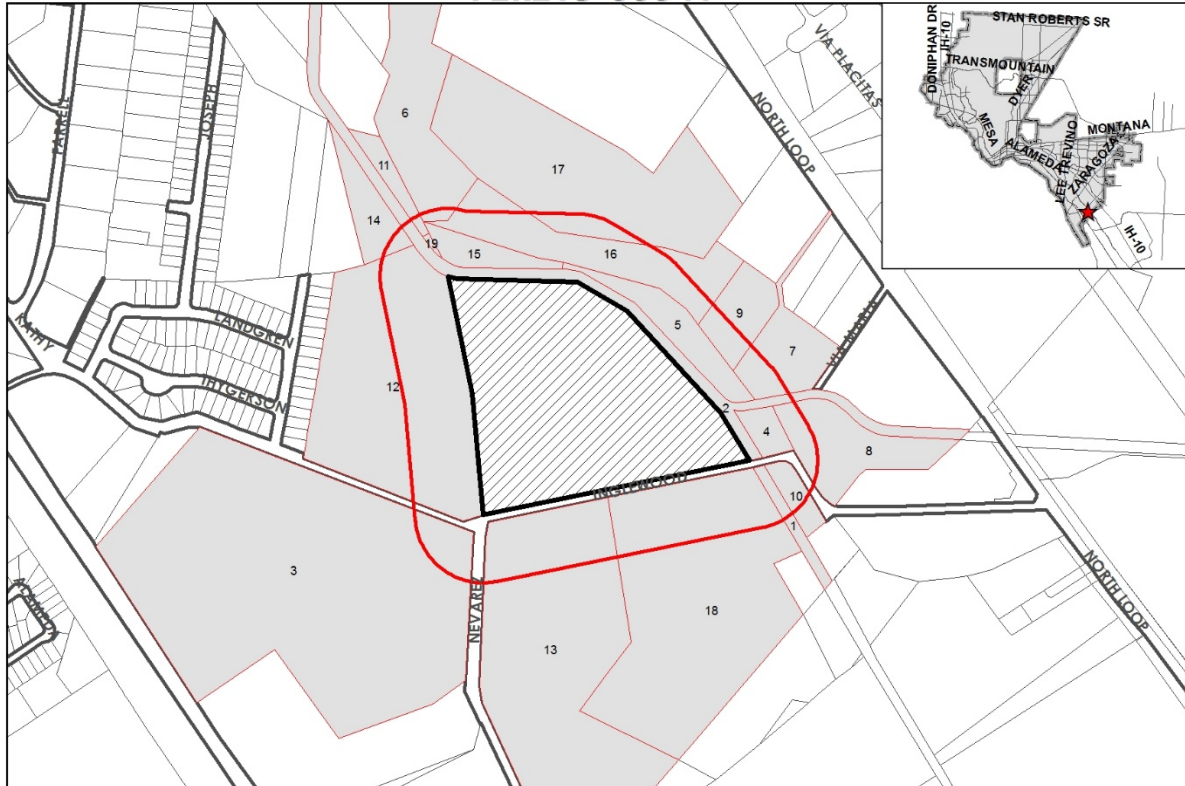
We have reviewed the property described above and provide the following comments:

1. Provide an acceptable drainage plan in accordance with Section 19.01.050 of the current city ordinance.
2. The site plan shows what seems to be a set of drainage ponds; any proposed ponding area shall have enough capacity to hold the developed runoff for a designed 100-yr. storm event.
3. As per Municipal Code: new developments and redevelopments are required to maintain the pre-development hydrologic response in their post-development state as nearly as practicable in order to reduce flooding. The code also encourages the use of nonstructural stormwater management such as the preservation of greenspace, water harvesting, and other conservation efforts, to the maximum extent practicable, per Chapter 19.19, Section 19.19.010, and Subparagraph A-2 & A-5.

# ATTACHMENT 5

## Public Notification Boundary Map

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